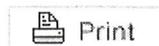


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Chapter 24 One And Two Family Dwellings

24.2* Means of Escape Requirements.

24.2.1 General. The provisions of Chapter 7 shall not apply to means of escape, unless specifically referenced in this chapter.

24.2.2 Number and Types of Means of Escape.

24.2.2.1 Number of Means of Escape.

24.2.2.1.1 In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape.

24.2.2.1.2 A secondary means of escape shall not be required where one of the following conditions is met:

- (1) The bedroom or living area has a door leading directly to the outside of the building at or to the finished ground level.
- (2) The dwelling unit is protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.

24.2.2.2 Primary Means of Escape. The primary means of escape shall be a door, stairway, or ramp providing a means of unobstructed travel to the outside of the dwelling unit at street or the finished ground level.

24.2.2.3 Secondary Means of Escape. The secondary means of escape, other than an existing approved means of escape, shall be one of the means specified in 24.2.2.3.1 through 24.2.2.3.4.

24.2.2.3.1 It shall be a door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or the finished ground level that is independent of and remote from the primary means of escape.

24.2.2.3.2 It shall be a passage through an adjacent nonlockable space, independent of and remote from the primary means of escape, to any approved means of escape.

24.2.2.3.3* It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 ft² (0.53 m²). The width

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shall be not less than 20 in. (510 mm), and the height shall be not less than 24 in. (610 mm). The bottom of the opening shall be not more than 44 in. (1120 mm) above the floor. Such means of escape shall be acceptable where one of the following criteria is met:

- (1) The window shall be within 20 ft (6100 mm) of the finished ground level.
- (2) The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.
- (3) The window or door shall open onto an exterior balcony.
- (4) Windows having a sill height below the adjacent finished ground level shall be provided with a window well meeting all of the following criteria:
 - (a) The window well shall have horizontal dimensions that allow the window to be fully opened.
 - (b) The window well shall have an accessible net clear opening of not less than 9 ft² (0.82 m²) with a length and width of not less than 36 in. (915 mm).
 - (c) A window well with a vertical depth of more than 44 in. (1120 mm) shall be equipped with an approved permanently affixed ladder or with steps meeting both of the following criteria:
 - i. The ladder or steps shall not encroach more than 6 in. (150 mm) into the required dimensions of the window well.
 - ii. The ladder or steps shall not be obstructed by the window.

24.2.2.3.4 It shall be a bulkhead complying with 24.2.7 and meeting the minimum area requirements of 24.2.2.3.

24.2.2.3.5 Ladders or steps that comply with the requirements of 24.2.2.3.3(4)(c) shall be exempt from the requirements of 7.2.2.

24.2.2.4 Two Primary Means of Escape. In buildings, other than existing buildings and other than those protected throughout by an approved, supervised automatic sprinkler system in accordance with 24.3.5, every story more than 2000 ft² (185 m²) in area within the dwelling unit shall be provided with two primary means of escape remotely located from each other.

24.2.3 Arrangement of Means of Escape. Any required path of travel in a means of escape from any room to the outside shall not pass through another room or apartment not under the immediate control of the occupant of the first room or through a bathroom or other space subject to locking.

24.2.4 Doors.

24.2.4.1 Doors in the path of travel of a means of escape, other than bathroom doors in accordance

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with 24.2.4.2 and doors serving a room not exceeding 70 ft² (6.5 m²), shall be not less than 28 in. (710 mm) wide.

24.2.4.2 Bathroom doors and doors serving a room not exceeding 70 ft² (6.5 m²) shall be not less than 24 in. (610 mm) wide.

24.2.4.3 Doors shall be not less than 6 ft 6 in. (1980 mm) in nominal height.

24.2.4.4 Every closet door latch shall be such that children can open the door from inside the closet.

24.2.4.5 Every bathroom door shall be designed to allow opening from the outside during an emergency when locked.

24.2.4.6 Doors shall be swinging or sliding.

24.2.4.7* No door in any means of escape shall be locked against egress when the building is occupied. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.

24.2.4.8 Floor levels at doors in the primary means of escape shall comply with 7.2.1.3, unless otherwise permitted by any of the following:

- (1)** In existing buildings, where the door discharges to the outside or to an exterior balcony or exterior exit access, the floor level outside the door shall be permitted to be one step lower than the inside, but shall not be in excess of 8 in. (205 mm).
- (2)** In new buildings, where the door discharges to the outside or to an exterior exit access, an exterior landing with not more than a 7 in. (180 mm) drop below the door threshold and a minimum dimension of 36 in. (915 mm) or the width of the door leaf, whichever is smaller, shall be permitted.
- (3)** A door at the top of an interior stair shall be permitted to open directly onto a stair, provided that the door does not swing over the stair and the door serves an area with an occupant load of fewer than 50 persons.

24.2.4.9 Forces to open doors shall comply with 7.2.1.4.5.

24.2.4.10 Latching devices for doors shall comply with 7.2.1.5.10.

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24.2.5 Stairs, Guards, and Ramps.

24.2.5.1 Stairs, guards, ramps, and handrails shall be in accordance with 7.2.2 for stairs, 7.2.2.4 for guards, and 7.2.5 for ramps, as modified by 24.2.5.1.1 through 24.2.5.1.3.

24.2.5.1.1 The provisions of 7.2.2.5, 7.2.5.5, and 7.7.3 shall not apply.

24.2.5.1.2 If serving as a secondary means of escape, stairs complying with the fire escape requirements of Table 7.2.8.4.1(a) or Table 7.2.8.4.1(b) shall be permitted.

24.2.5.1.3 If serving as a secondary means of escape, ramps complying with the existing ramp requirements of Table 7.2.5.2(b) shall be permitted.

24.2.5.2 Interior stairways shall be provided with means capable of providing artificial light at the minimum level specified by 7.8.1.3 for exit stairs, measured at the center of treads and on landing surfaces within 24 in. (610 mm) of step nosings.

24.2.5.3 For interior stairways, manual lighting controls shall be reachable and operable without traversing any step of the stair.

24.2.5.4 The clear width of stairs, landings, ramps, balconies, and porches shall be not less than 36 in. (915 mm), measured in accordance with 7.3.2.

24.2.5.5 Spiral stairs and winders in accordance with 7.2.2.2.3 and 7.2.2.2.4 shall be permitted within a single dwelling unit.

24.2.5.6 No sleeping rooms or living areas shall be accessible only by a ladder, a stair ladder, an alternating tread device or folding stairs, or through a trap door.

24.2.6 Hallways.

24.2.6.1 The width of hallways, other than existing approved hallways, which shall be permitted to continue to be used, shall be not less than 36 in. (915 mm).

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24.2.6.2 The height of hallways, other than existing approved hallways, which shall be permitted to continue to be used, shall be not less than 7 ft (2135 mm) nominal, with clearance below projections from the ceiling of not less than 6 ft 8 in. (2030 mm) nominal.

24.2.7 Bulkheads.

24.2.7.1 Bulkhead Enclosures. Where provided, bulkhead enclosures shall provide direct access to the basement from the exterior.

24.2.7.2 Bulkhead Enclosure Stairways. Stairways serving bulkhead enclosures that are not part of the required primary means of escape, and that provide access from the outside finished ground level to the basement, shall be exempt from the provisions of 24.2.5.1 when the maximum height from the basement finished floor level to the finished ground level adjacent to the stairway does not exceed 8 ft (2440 mm), and the finished ground level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.